

HISTORIC LANDMARKS COMMISSION

MARCH 8, 2021

The meeting was called to order at 7:00 p.m. by Chairman Scott Anderson. Commission members present were Scott Anderson, AJ Coleman, Susan Edinger, John Meier, Jeff Oster, Victor Senn, and Patrice Spitzer (7). Also present was Cody Grodi, Zoning Inspector.

APPROVAL OF MINUTES

Ms. Edinger moved to approve the minutes of the February 8, 2021 meeting as written. Seconded by Mr. Oster. Ayes: Anderson, Edinger, Oster, Senn, and Spitzer (5). Nays: (0). Abstain: Coleman and Meier (2).

APPLICATION 02-21 – John and Christine Bothe are requesting a certificate of appropriateness to install a platform, along the Maumee River, in the rear of their property. The property is located at 413 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 02-21. John Bothe was present. Mr. Oster confirmed that the project is complete, and Ms. Edinger asked if the Historic guidelines address this structure. Mr. Grodi noted that most docks are temporary and viewed as a patio, whereas this project uses similar materials, and reminded the Commission that they are reviewing the materials used. Mr. Bothe added that he used reclaimed bricks that were natural to the river. Ms. Spitzer and Mr. Meier agreed that the project looks great, and Mr. Meier asked if the DNR (Department of Natural Resources) would object to this structure. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 02-21 as submitted. Seconded by Ms. Spitzer. Ayes: (7). Nays: (0).

APPLICATION 03-21 – Matt Temby, on behalf of Vault, is requesting a certificate of appropriateness to install a wall sign and a window sign. The property is located at 117 E. Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 03-21. Matt Temby was present, and added that they have been heavily impacted by COVID, and that the signage change is necessary due to the recent re-branding. He added that they have recently been nominated for The Best of Toledo publication, and said that he's also interested in proposing temporary banners to see if their location is impacted by downtown foot traffic. Mr. Grodi confirmed that the temporary banners would need HLC approval as well. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 03-21 as submitted. Seconded by Mr. Anderson. Ayes: (7). Nays: (0).

APPLICATION 04-21 – John and Maija Fish are requesting a certificate of appropriateness to build an addition on the rear of home. The property is located at 5 Maple Street and is zoned R-1 (Single Family Residential).

Mr. Grodi reviewed Application 04-21. Maija Fish was present, and presented a current view of their home from the rear showing that the walkway from the garage to the house is very long. She added that they changed the layout of the kitchen to accommodate this addition, and that they would like a better entrance off the rear of the house that isn't so far from the garage, and added the addition isn't visible from the street. Ms. Fish said that the materials are consistent with the rest of the house. Mr. Oster confirmed that vinyl is not being used, and Ms. Fish said that they are using iron clad materials. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 04-21 as submitted. Seconded by Mr. Oster. Ayes: (7). Nays: (0).

APPLICATION 05-21 – John and Becky Aubry are requesting a certificate of appropriateness to replace fourteen (14) windows on the house and to install a six (6) foot fence in the rear yard. The property is located at 322 W. Front Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 05-21. There were no applicants present in person nor over the phone on behalf of this application. Mr. Oster said that he is not in favor of the vinyl fence, and Ms. Edinger referenced the specific HLC guidelines that support traditional wood materials. There was a brief discussion about the proposed fence, and Mr. Meier said that neighboring fences are five (5) feet tall. The Commission had concerns and questions regarding the application, and Mr. Senn added that these questions are more appropriate for the applicants to answer.

Mr. Senn moved to table Application 05-21 due to needing more information from the applicants as they were not in attendance. Seconded by Mr. Oster. Ayes: (7). Nays: (0).

APPLICATION 06-21 – Allison Kulwicki is requesting a certificate of appropriateness to install a door on the rear of the house and a stairway leading to the door, as well as a concrete patio. The property is located at 521 E. Second Street and is zoned R-3 (Single Family Residential).

Mr. Grodi reviewed Application 06-21. Sean Nester, Sean Patrick Builders, and Allison Kulwicki were present. Mr. Nester stated that there are two different options for Ms. Kulwicki's kitchen renovations. Mr. Grodi confirmed with Mr. Nester that the proposed stairs will be concrete. Mr. Senn asked about the proposed door, and Mr. Nester said that it's not currently there and that they will cut it in. Mr. Senn added that a brick patio to match the foundation would be nice. Mr. Oster said that he preferred the more historic looking door, and there was a brief discussion about the materials being used. Mr. Nester noted that brick and clay move within the first twelve months of being installed. There were no further comments or questions from the Commission.

Mr. Anderson moved to approve Application 06-21 with the condition that they use the 6-pane historic door. Seconded by Ms. Edinger. Ayes: (7). Nays: (0).

APPLICATION 07-21 – Andrew and Valerie Wilhelms are requesting a certificate of appropriateness to install a swimming pool in the rear yard. The property is located at 120 W. Second Street and is zoned C-2 (Central Business).

Mr. Grodi reviewed Application 07-21, and added that this application was previously approved, but had expired. Andrew Wilhelms was present and added that nothing has changed from this application over the last year. There were no further comments or questions from the Commission.

Ms. Edinger moved to approve Application 07-21 as submitted. Seconded by Mr. Senn. Ayes: (7). Nays: (0).

OTHER BUSINESS

The Commission reviewed both proposed letters that will be mailed to all property owners in question within the Historic Boundaries survey. Ms. Edinger stated that it's important to explain the significance of the Historic District in the letters, and Ms. Spitzer added that the letters should include a positive history of the District. Ms. Spitzer said that the homeowners at 523 E. Second Street already thought that they were in the Historic District. Ms. Edinger added that it would be helpful to have the letters composed on City letterhead, and that it might be helpful to include a masterplan that refers to the City website. She asked if a form could be enclosed with the letters for homeowner consent, and Mr. Grodi added that he would speak with Law Director, Kate Sandretto, for confirmation. There was a brief discussion about both proposed letters, and Mr. Coleman said that he prefers a proactive approach. Mr. Anderson noted that final drafts should be coordinated before the April 2021 meeting, and the Commission briefly discussed holding a special meeting in the next few weeks to discuss the final drafts.

There being no further business, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Heather Alfaro